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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/06 09:55 2 pgs
Fees:13.00 Taxes:684.50

20060714-0084842

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DEBRA ANN DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC

7100 Executive Center Drive

Ste. 150

Brentwood, Tennessee 37027

b-5085

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Shier	Same	173110 A
(NAME)	(NAME)	03900CO
8 Plymouth Circle		
(ADDRESS)	(ADDRESS)	
Mill Valley, CA 94941		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christopher L. Peters and wife, Katie E. Peters, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Shier, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section One, Stanford Village of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher L. Peters and wife, Katie E. Peters by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation dated March 13, 2002 of record in Instrument No. 20020318-0033246, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book Doc. No. 2000204-0012060 and Doc. No. 20000204-0012061, said Register's Office, which Plan shows 20 foot minimum building set back line from Stanford Village Court, together with a designated building site and 20 foot easement for public utility and drainage purposes along the northerly front line(s) of said lot; A 20 foot drainage easement located on the easterly side line of said lot; Easement for the flow of Mill Creek and a 100 year flood plain, as may affect subject property; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20000228-0019107, Doc. 20000301-0020280, Doc. No. 20010319-0026310, Doc. No. 20020123-0009420, Doc. No. 20041108-0134204, By-Laws in Doc. No. 20000217-0013600, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ☒
This is improved ☐ property, known as 504 Stanford Village Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of June, 2006.

Christopher L. Peters

Katie E. Peters

STATE OF TENNESSEE

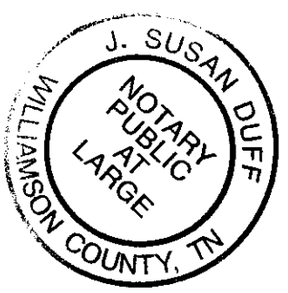
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher L. Peters and Katie E. Peters the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of June, 2006.

Commission expires: 1/16/08

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027